



**TOWN OF FISHKILL**  
**Offices of Municipal Development**  
807 Route 52  
Fishkill, New York 12524-3110

Phone: (845) 831-7800 ext. 3328  
Fax: (845) 831-2964  
Website address: [www.fishkill-ny.gov](http://www.fishkill-ny.gov)

**PLANNING BOARD MEETING AGENDA FOR MARCH 24, 2005**

The Planning Board Meeting will be held on Thursday, March 24, 2005 at 7:00 p.m. until 11:00 p.m. in the Town Meeting Room, 807 Route 52, Fishkill, New York. Agenda items which are not reviewed by 11:00 p.m. will be placed on the next Planning Board Meeting Agenda.

**DISCUSSION:**

**Marriott Courtyard @ Westage Business Center** - Applicant to discuss the relocation of the existing pylon sign as requested by the New York Department of Transportation.

**PUBLIC HEARINGS:**

1. At 7:30 p.m. or as soon thereafter as possible - **Waterfront @ Fishkill - Phase VI - Retail Parcel** - Applicant seeks Final Site Development Plan Approval to construct Phase A, a 32,000 SF multi-phase retail development. The parcel for this proposal located on the west side of Route 9D, between Brockway Road and Firethorn Drive across from the Dutchess Stadium in the GB (General Business) Zoning District and consists of 33.44 acres
2. At 7:30 p.m. or as soon thereafter as possible - **Quality Inn (formerly known as I-84 Hotel) - Special Use Permit** - Applicant seeks Special Use Permit Approval to construct a three-story/65 room hotel. The parcel for this proposal is located at the intersection of NYS Route 52 and I-84, in the GB (General Business) Zoning District and consists of 2.4 acres.
3. At 7:30 p.m. or as soon thereafter as possible - **The Crest @ Fishkill - Subdivision, Site Development Plan and Fresh Water Wetlands, Watercourse and Waterbody Permit (formerly known as Kushner Residential Development)** - Applicant seeks approval to:
  - a. Modify the lot lines between two (2) existing parcels totaling 32.145 acres, located at 743 and 769 NYS Route 52. The two (2) parcels to be created will be Lot 1, which will consist of 26.6 acres and Lot 2 which will consist of 5.3 acres.
  - b. Obtain Preliminary Site Development Plan approval for the construction of 106 multi-family dwelling units (212 density units) on the proposed Lot 1, to be known as the The Crest @ Fishkill. Lot 2 will remain vacant, although it potentially could support 50,000 square feet of retail development.

**PUBLIC HEARINGS:** (continued)

- c. Obtain a permit for the disturbance of a wetland or wetland buffer in the course of the development of the project to be constructed on Lot 1.

The involved parcels are a Type I action under SEQRA and are the subject of a Rezoning Application under consideration by the Town of Fishkill Town Board.

This is a continuation of the public hearing that was opened and adjourned by the Planning Board on October 28, 2004, January 13, 2005 and February 10, 2005.

**REVIEWS:**

1. **Lands of Harrison - Subdivision** - continuation of project review in accordance with Applicant's request for Final Approval.
2. **Home Depot - Amended Site Development Plan** - Board to review Resolution of Final Approval.
3. **Westage Lot 5 Hotels - Site Development Plan** - continuation of project review and Board to accept Lead Agency status.
4. **The Crest @ Fishkill - Subdivision & Site Development Plan (formerly known as Kushner Residential Development)** - continuation of project review.
5. **Town Board Referral - Robert Chiulli Rezoning Application** - Board to review the Town Board's Notice of Intent to Serve as Lead Agency.
6. Board to approve March 10, 2005 Planning Board Meeting Minutes.